



December 10, 2014

Item No. 7

AUTHORIZATION TO SUBMIT A DISPOSITION APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) FOR THE REDEVELOPMENT OF THE FANNIE EMANUEL SENIOR APARTMENTS AND EXECUTE AND DELIVER SUCH OTHER DOCUMENTS AND PERFORM SUCH ACTIONS AS MAY BE NECESSARY OR APPROPRIATE TO IMPLEMENT THE FOREGOING.

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners (“Board”) authorize the Chief Executive Officer (“CEO”) or his designee to submit a disposition application to the United States Department of Housing and Urban Development (“HUD”) for the redevelopment of the Fannie Emanuel Senior Apartments and execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The Deputy Chief of Development, Office of the General Counsel and Department of Procurement and Contracts have completed all necessary due diligence to support submission of this initiative and recommend approval of this item accordingly.

CORPORATE GOALS #1, #2 AND #3

- Goal #1 Reimagine the final phase of the Plan For Transformation, coordinating public and private investments to develop healthy, vibrant communities. Strategy 2: Complete and ensure the success of mixed-income communities and other developments on CHA owned land
- Goal #2 Ensure that CHA’s housing portfolio is safe, decent and sustainable. Strategy 2: To increase effectiveness and ensure sustainability of its portfolio
- Goal #3 Expand services to more residents, targeted to their needs, and at critical milestones in their lives. Strategy 2: Provide a high quality of life for residents that are vulnerable or unlikely to move from public housing

FUNDING:

No Funding Required

M/W/DBE & SECTION 3 PARTICIPATION:

Not Applicable

GENERAL BACKGROUND

Fannie Emanuel formerly Park View Apartments is a Chicago Housing Authority (CHA) owned high-rise building located at 3916 W. Washington St. in the West Garfield Park community on the City’s West side. This 20 story high masonry structure was built in 1963 to house 181 apartment units. The building was closed in 2007 due to significant mechanical system problems.

CHA acting as the developer will redevelop this property for senior housing using a mix-finance approach to leverage HUD funds with private equity. The building will be renovated to meet life safety, accessibility and city energy code standards. It will provide senior residents with modern conveniences, recreational spaces and a generous 2.5 acre landscaped site that includes active walking paths, gardens and other activity areas. The Fannie Emanuel redevelopment will return the original 181 quality housing units to CHA's leasing portfolio. Most significant, it will provide our deserving senior residents with a quality, safe and dignified housing.

This transaction will require HUD's disposition approval for the land and improvements. HUD regulation under Section 18 of the Housing Act of 1937 and 24 CFR 970 requires CHA to formally submit a disposition application demonstrating regulatory compliance. Board approval of this action will allow us to advance this timely HUD disposition process. Subsequently, the project will return to CHA's Board in 2015 to request mixed finance transaction approvals.

The Board action recommended in this item complies in all material respects with all applicable CHA board policies.

The Chief Housing Officer concurs with the recommendation to submit a disposition application to the United States Department of Housing and Urban Development ("HUD") for the redevelopment of the Fannie Emanuel Senior Apartments and execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The CEO/President recommends approval to submit a disposition application to the United States Department of Housing and Urban Development ("HUD") for the redevelopment of the Fannie Emanuel Senior Apartments and Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

RESOLUTION NO. 2014-CHA-123

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated December 10, 2014 entitled Authorization to submit a disposition application to the United States Department of Housing and Urban Development ("HUD") for the redevelopment of the Fannie Emanuel Senior Apartments and to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to submit a disposition application to the United States Department of Housing and Urban Development ("HUD") for the redevelopment of the Fannie Emanuel Senior Apartments and to execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

